LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTERLY REPORT (1st QUARTER FY2013)
OCTOBER–DECEMBER 2012

JANUARY 2013

Cover Page Photo: Group photo of the certificate distribution for the GIS Training participants in Kabul.

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PREFACE

The United States Agency for International Development (USAID)Land Reform in Afghanistan Project (LARA Project)is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems (ILS), Development & Training Services Inc. (dTS), and Landesa (formerly the Rural Development Institute).

LARA project's primary government partners are MAIL/Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), as well as the Supreme Court and selected local municipalities.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and-managed land market frame work that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society.

The Project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier LTERA Project. The LARA project currently comprises an 18-month Base Period and an 18-month Option Period, with a contractamountof$41.8 million. The LARA project is designed to contribute to USAID's AO and Afghanistan National Development Strategy. Three influences will help shape The LARA project's contributions to this Objective:(1) the foundations provided by the former USAID Land Tenure and Economic Restructuring in Afghanistan(LTERA) project that provides a starting point and methods that can be adapted; (2)USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and(3)the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);

- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);

- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;

- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution; and

- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens;

- Provide assistance in the cross cutting areas of gender, training, PIA, and private sector development. These objectives are supported by three components that provide the over-arching structure for Programming activities and tasks in the work-plan areas follows:

1. "**Informal Settlements & Formalization**"- Support MUDA, AGCHO, IDLG, and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, laws for urban planning and land use regulation, and training in planning and enforcement. Also, this project strengthens tenure security by supporting the Supreme Court and communities with rights formalization and informal dispute resolution.

2. "**Legal Framework**"- Provide limited assistance to MAIL/Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance.

3. "Capacity **Building**"- Build capacity of public (AGCHO, MAIL/Arazi, IDLG, MUDA, Supreme

Court) and private sector land service providers to improve and streamline land tenure processes to Afghan private and public sectors.

ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
AIMS	Afghanistan Information Management Systems
ALRMIS	Afghan Land Records Management System
ALCO	Afghan Land Consulting Organization
AO	Assistance Objective
APPF	Afghanistan Public Protection Force
MAIL/ARAZI	Afghanistan Land Authority
BizCLIR	Business Climate Legal and Intuitional Reform
CBDR	Community-based Dispute Resolution
CDC	Community Development Councils
CDMS	Cadastral Data Management System
COP	Chief of Party
CLIR	Commercial Law and Intuitional Reform
CRA	Cooperation for Reconstruction of Afghanistan
DFID	United Kingdom's Department for International Development
DRACS	Deeds Registry Archive Conversion System
DUDA	Department of Urban Development Affairs
GIRoA	Government Islamic Republic of Afghanistan
GDMA	General Directorate of Municipal Affairs
dTS	Development and Training Services Inc.
Harakat	Afghan Investment Climate Facility Organization
KURP	Kabul Urban Reconstruction Project
IDLG	Independent Directorate of Local Governance
ILS	International Land Systems
LARA	Land Reform in Afghanistan

LTERA	Land Tenure and Economic Restructuring in Afghanistan
MAIL	Ministry of Agriculture, Irrigation, and Livestock
MUDA	Ministry of Urban Development Affairs
NGA	National Geospatial Agency
PIA	Public Information Awareness
SUPPORT	Services under Program and Project Offices for Results Tracking
TLO	The Liaison Office
USG	United States Government
USAID	United States Agency for International Development
WLRTF	Women Land Rights Task Force

1.0 EXECUTIVE SUMMARY

1.1 OVERVIEW

1.1 Component One: Strengthen Land Tenure Security through Formalization and Upgrading of Informal Settlements

Continued engagement with key stakeholders characterized USAID's LARA activities in this quarter. During the quarter, MUDA revived its Technical Working Group (TWG), tasked with the formulation of the *National Policy for the Upgrading of Informal Settlements*), USAID's LARA drafted the *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* (Sep 2012). During the quarter, comments were elicited from relevant government bodies (MUDA/KURP, IDLG/GDMA, MAIL/Arazi and Kabul Municipality) and international agencies (World Bank, UN-Habitat, Aga Khan Trust for Culture), as well as representatives of the private sector (ALCO, AHCHO and CRA). A revised version that incorporates detailed inputs was shared again with the TWG at the end of December.

Photo 1: *Participatory planning session in Campoona, Jalalabad (December 2012)*

In Jalalabad, after having completed a series of participatory planning events held in the first selected settlement (Araban), the LARA team has drafted a Community Action Plan (CAP). This is under internal review and will be submitted to local authorities for endorsement. Physical upgrading works for the improvement of this 66-hectare settlement will start during the 1st Quarter of 2013. Works that are being subcontracted include water supply connections and sanitation improvements in the Araban High School. Following the lessons learned in Araban, the team initiated community consultations in the second settlement (Campoona) which will lead to the prioritization of the upgrading interventions due to take place in the 2nd Quarter of 2013.

Urban Planning

The refurbishment of the selected technical offices listed in LARA's Work Plan is a major contribution of USAID to build the long-term capacity of GIRoA to provide land-related services including map production, storage of land records, and urban planning and training. In the last Quarter, the pace of the refurbishments and the issuance of RFPs have accelerated. The renovation of the AGCHO offices in Kabul was completed, while the AGCHO offices in Jalalabad are only awaiting the delivery of its solar

panels. The contracting process for the refurbishment of DUDA and Municipal offices in Jalalabad is underway. Technical reviews of the proposals of AGCHO Training Institute, Kabul Polytechnic and MAIL/Arazi conference room are in progress.

A Legal Expert (STTA) has conducted a series of Legal Clinics aimed at assessing gaps in the legal urban planning framework. The outcomes included two reports on recommendations and proposed improvements that have been discussed with stakeholders and high-ranking officials of GDMA, MUDA, Kabul Municipality and the Presidency Office.

Activities aimed at building the technical capacity of counterparts has hinged upon the delivery of a ArcGIS course to 45 members of staff across MUDA, GDMA, AGCHO, DUDA and Jalalabad Municipality. A number of officials have also been enrolled on planning-related online courses offered by the World Bank Institute – a delivery mode that has been appreciated for allowing them to continue working in their posts while studying. Another significant contribution to capacity-building has been the hiring of four Interns from Kabul University and Polytechnic who have worked with LARA's Component 1 for the last 3 months on the development of the CAP for Araban and Step-by-Step Urban Planning Procedures. The interns' satisfactory performance and the chance to conduct hands-on training in the urban planning realm have convinced the LARA project to extend their internship until the end of the 1st Quarter.

Gender

In December 2012, in an effort to increase Afghan citizen awareness of women's land and inheritance rights LARA, in close cooperation with the Ministry of Women's Affairs (MoWA), launched a thirty-day public information awareness (PIA) campaign. The campaign has been marked by the display of fifty dramatic billboards around Kabul as well as the broadcast of nation-wide radio dramas and TV spots. It is expected that a PIA Impact Report will be completed early in the next quarter. This Report will provide guidance on targeting of future campaigns to ensure maximum impact is attained.

Photo 2: *Minister Husn Banu Ghazanfar, giving the opening remarks at the launch of the PIA Campaign on December 15*

In addition, the Gender team conducted two roundtables at a remote district in Kabul to bring together various stakeholders and discuss how to move forward supporting women's land and inheritance rights. These roundtables were the first of its kind for residents of the Aka Khail village in the QaraBagh district. Residents (men and women) had the opportunity to discuss women's inheritance and property rights and debate possible ways of addressing the gaps in enforcing these rights. The panelists of the roundtable included members of the Kabul Provincial Council, representatives from the Afghan judicial force, members of the Ministry of Women's Affairs, and local elders. The panelists faced challenging questions posed by the 66participants, comprised of mostly conservative males, regarding women's inheritance and property rights issues in Afghanistan. Despite the initial reluctance by conservative local and religious leaders, by the end of the event, participants committed to working together on solutions to enforce women's land rights.

Community Participation

During the reporting period, MAIL/Arazi requested the opportunity to review and provide comments on the draft CBDR guidelines. The CBDR team met with MAIL/Arazi and incorporated their pertinent

comments into the guidelines. By the end of the reporting period, LARA received USAID approval to print and distribute the Guidelines, a process that will be completed during the next quarter.

1.1.2 Component Two: Legal Framework

The legal team has reviewed comments and suggestions that were received during seven public consultation workshops for amendments to the Land Management Law (LML). Based on the comments and suggestions modifications were incorporated into the law. The final draft was submitted through MAIL/Arazi to the Ministry of Justice during this quarter. The draft law is now more gender responsive and it includes strengthened penalty provisions, which represent important steps toward fighting corruption and land grabbing. LARA will work with MAIL/Arazi to develop training for the MAIL/Arazi staff around the country to enable them to understand, implement and enforce the law once adopted.

The MAIL/Arazi and the USAID LARA team worked developing administrative procedures for staff to more effectively implement MAIL/Arazi duties and responsibilities in land transfer, land exchange, land clearance, land dispute resolution, and land usurpation.

In addition, the LARA project Legal Framework team has finalized a comprehensive *Land Legislations Booklet* intended to promote awareness of the current state of land-related legislations. This booklet will be translated into local languages and printed and distributed to land relevant institutions in 7 zones covering 34 provinces of the country, as a single informative book on land legislations of the country.

1.1.3 Component Three: Capacity Building

The project has obtained a new release of OpenTitle in the Dari language which has already been installed. Data entry assistants from Jalalabad working for the project were trained on indexing and scanning data and using OpenTitle.

GRM Registry Back-file software developers are configuring the software for DRACS.

The GRM Registry software is presently being custom configured and translated into Dari. In addition, the hardware for ALRMIS and CDMS has been specified and the procurement has started. It is expected that the hardware for ALRMIS and CDMS will be delivered next quarter.

By conducting the trainings skills of how to use the software will be transferred to the targeted public institutions. The hardware and software the training will be the last step to the sustainability of this equipment.

1.1.4 Cross-Cutting: Gender & Communication

Ensure Gender Equity Issues are applied across all Components

To ensure that gender is integrated across all components, the Gender Team participated in subcontract proposal review committees and LARA staffing decisions. To increase the number of female staff and encourage women to apply for LARA employment opportunities, LARA in addition to other job search engines announce its job announcements through several women's organizations and mailing lists, such as Afghan Women's Advocacy Coalition(AWAC), Network for Afghan Women, and Afghan Women's Network (AWN).

Coordinate Communications and PIA Strategies across all Components

During this reporting period LARA communication team was able to plan and finalize the brochures, flyers and posters for the cadastre survey. In addition, the communication team was able to provide support to launch of women's land and inheritance rights PIA campaign.

2.0 PROJECT ACTIVITIES REPORT YEAR 2, FOURTH QUARTER 2012 (FY)

2.1 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT

During the past Quarter, the planning and upgrading team has stepped up its support to the TWG tasked to draft a National Urban Upgrading Policy for Information Settlements. In Jalalabad, it has conducted regular consultations with municipal engineers and the community representatives of the first target settlement and gathered all the information required for the drafting of its Community Action Plan. This led to the completion of the SOWs and BOQs for a package of road upgrading works, sanitation improvements in a school and investments in water supply connections that will take place in March 2013. In the meanwhile it has started its assessment of the second target area with the aim to complete plans and SOWs by February 2013. Works will start soon after.

2.1.1 Activity 1: Upgrade Informal Settlements

Task 1.1.1: Assist Stake holders to Develop Criteria for Informal Settlements Upgrading.

The first draft of the *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* (Sep 2012)was shared with MUDA Policy & Coordination Department and circulated amongst the members of the Technical Working Group (TWG) tasked with the formulation of a policy on urban upgrading. Comments were thus elicited from relevant government bodies (MUDA/KURP, IDLG/GDMA, MAIL/Arazi and Kabul Municipality) and international agencies (World Bank, UN-Habitat, Aga Khan Trust for Culture), as well as representatives of the private sector (ALCO, AHCHO and CRA). A revised version that incorporates detailed inputs from three members was shared again with the TWG at the end of December.

The criteria derive from the identification of the main components of urban upgrading programmes as well as from a review of the distinctive features of informal settlements in Afghan cities. Hence, they provided a suitable platform to jump-start the formulation of a national policy on urban upgrading. While it is clear that a strong political will and the enforcement of existing Laws are required to tackle land grabbing, the selection criteria offer a fundamental step towards unpacking the problem. They offer a way forward for government agencies, particularly in the well-established and less controversial informal areas located within the Municipal boundaries whose status, prospects and priority still remain unclear in the Master Plans that were developed by MUDA in mid-2012 (in total, informal areas account for 31% of the surface of the municipality). Inner city development and increased infill opportunities on existing plots not only promote "smart city growth" but most importantly lessen the pressure for speculative development on vast tracts of seized land outside the official city boundaries.

The document reflects the difficulty in assessing "poverty" in residential areas due to lack of data and blurred affluence status between residents and recommends that priority be given to: "service poor"

settlements and areas with a higher cost-benefit ratio– while trying to circumvent the embracing of exclusionary bias against marginal urban residents that could lead to the unfair relocation of dwellers. This is particularly true in those areas that may be labelled as hazard-prone or unfit for residential purposes but due to their vicinity to the city centre or other attractive features appear particularly appetizing from a real estate point of view and thus might induce fraudulent land distribution practices. The criteria introduce a framework and a degree of transparency in a process that up to date has been often driven by *ad-hoc* decision-making.   The Criteria will be integrated with the National Information Settlement Upgrading Policy that is being drafted by the TWG and is due to be submitted for officials' endorsement in the 2nd Quarter of 2013.

Task 1.1.2: Conduct a Workshop on Informal Settlements Upgrading and Formalization

Completed in November 2011

Task 1.1.3: Select Informal Settlements.

Completed in February 2012

Task 1.1.4: Develop Manual/Handbook to Guide Upgrading Work.

Two successive public RFPs issued for the write up of the Handbook to Guide Physical Upgrading Work failed to identify a suitable Afghan subcontractor for this task. It was thus decided that it would be developed in-house. A first draft was prepared in December to be expanded and substantiated with field experience in the coming Quarter.

The basic objective of procedures detailed in the Handbook is to facilitate the planning and design of physical upgrading interventions in a manner that takes account of the specific issues found in informal settlements. If it is widely recognized that different solutions are required for different areas, with upgrading packages tailored to suit local conditions and local needs, there are lessons to be learned from 10 years of upgrading initiatives and experience – from Kabul and Kandahar in particular. While an upgrading package will typically comprise a mix of initiatives to improve the development layout and the delivery of basic services and infrastructure in coordination with the local authorities and utilities departments, it is imperative that it also includes support to community involvement and participative decision-making. How to go about these activities in coordination with all stakeholders in a realistic and sustainable way will constitute the main focus of the Upgrading Handbook.

Task 1.1.5: Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements

Building upon the Participatory Assessments completed in Araban during the Base Period, LARA has shifted its attention to Campoona where it has conducted a series of community consultations with *wakil-e-gozar*, community elders, and male and female CDCs, aimed at establishing priority upgrading needs in Campoona. Emerging priorities are roads/access and clinics. Because of the reluctance of the Municipality to endorse the *de facto* occupancy of Campoona (designated in the 1970s as an area for government exhibitions), the Planning Team is giving emphasis to the "model" that LARA is developing and how its surveying and consultation activities are necessary to provide the local authorities the required base information for appropriate decision-making on the upgrading and regularization process.

Since the community's consensus is paramount to the smooth running and sustainability of the whole project, a series of capacity-building activities are being undertaken to ensure a good understanding of the upgrading process among CDC members and local authorities. These have included a three-day Study Tour to visit KURP and UN-HABITAT projects in Kabul in September 2012 that was attended by 16 people – including Municipal and DUDA officials from Jalalabad , as well as MUDA and GDMA officials from Kabul.

Targeted training for CDC members will take place in the first Quarter of 2013.

Task 1.1.6: Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities

Phased Community Action Plans (CAPs) for the upgrading of Araban have been drafted in the last Quarter of 2012 and are under final review by the team. LARA developed the CAPs jointly with MUDA planning officials and abides by the requirements of a *Plan-e Tasfili* (Detailed Plans). The same process is being replicated for Campoona, LARA's target settlement developed on government land. It should be noted that *Plan-e Tasfili* are regularly prepared for new developments on vacant land rather than for the improvement of existing built areas.

The CAPs put an accent on a series of "planning principles" that include: efficiency, inclusiveness, transparency, consultative and participatory approach, sustainability, realism, and documentation. The document also stresses the need to take into account the existing street layout and the scale of private sector investments in housing with the aim of minimizing the need for relocation which have negative repercussions on people's livelihoods and entail lengthy negotiations and conflicts over what is perceived as inadequate compensation by the Municipalities. The CAP offers a list of priority problems and offers opportunities for "quick result" projects that have a positive impact on the area, such as access and drainage upgrading, water supply connections, waste disposal, school improvements and development guidelines that protect the residential fabric.

The preparation of the CAP involved two of the Planning Interns that LARA recruited last September from the Kabul University and Polytechnic and has constituted an optimal hands-on training opportunity for them. By their own statements, compiled at the end of their three-month Internship, this experience has not only contributed to the completion of their fifth year studies but also to a better understanding of the realities of planning and exposure to urban professional practices.

Task 1.1.7: Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works

To mitigate resistance or misunderstandings within the targeted communities, LARA's Jalalabad team has recruited two community mobilizers (male and female) that have been trained to provide information and reassurance on the project activities to all affected members of the residential and business community. Outreach activities include community meetings, door-to-door house visits and the dissemination of posters and leaflets to alert the population on timetables, sequencing and scope of intervention, access disruptions and problems to be expected. This will ensure transparency over the process and hopefully alleviate any possible disputes.

Task 1.1.8: Design, Plan and Implement Physical Upgrading Works

On the basis of the findings of the Araban Topographical Survey conducted in September 2012 (which covered 66 ha and was subcontracted to AGE&AES who employed over 560 man-days of skilled and unskilled staff), the engineering team prepared detailed design specifications for the upgrading of roads and streets in Araban. Following a series of meetings with the community to negotiate street widening opportunities, the team completed a first package of 5 roads in December and obtained the endorsement of the specifications from the Jalalabad municipal engineers. The whole package will be ready for public posting by the end of January 2013. According to rough estimates, the project will see the upgrading of over 6000 linear meters of vehicular and pedestrian streets in Araban conducted by two Afghan sub-contractors specialized in road construction. USAID's funded road improvement project in Jalalabad is expected to offer an excellent opportunity to enhance municipal capacity for quality control and supervision of public works.

The RFP for the laying of 1600m of pipe and over 45 connections to be added to the existing (but non-

operational) water supply network is ready for public posting in January 2013. A tripartite agreement – Municipality, water utility, and the LARA project –has been prepared.

The physical upgrading of Araban comprises also of sanitation and drainage improvements to the Araban High School. These will positively impact some 2000 students attending the classes held in two shifts – some of which are taught in the yard. The tenders from the bidding process of a contract for these works were collected late in November and will be reviewed in January 2013.

The RFP for the Topographical Survey of Campoona will be issued in January 2013, but the design for the upgrading of priority streets will be developed in parallel in order to fast-track the drafting of the SOWs/BOQs.

Task 1.1.9: Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments

As per a specific request of GDMA from all its implementing partners investing in public works, at the completion of its upgrading works, LARA will assist Jalalabad Municipality to draft maintenance plans for each project area. The Plans will ensure that the Municipality is properly informed and involved in the development of schedules and costing of routine site inspections, maintenance and repairs of streets, drainage channels and culverts, including waste collection and cleaning of ditches. This, coupled with the engagement of the community representatives in small-scale maintenance and emergency repairs to be undertaken once the LARA project will be phased out, contributes to the long-term sustainability of USAID's investments in urban upgrading.

2.1.2 Activity 2: Urban Planning

Task 2.1.1: Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality

Completed in 2011

Task 2.1.2: Support Appropriate Coordinating Mechanisms among Institutional Stakeholders

The key expected deliverable of the support that LARA is providing to the Steering Committee for Urban Development (revived in May 2012), over and above the administrative help to its Secretariat, is the technical assistance required for the drafting of a *National Urban Upgrading Policy for Informal Settlements*. Having kick-started its efforts with the drafting of the document *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* (Task 1.1.1) in September, the TWG has been held on a regular basis. In the last Quarter, the LARA team has been engaged in the preparation of two sessions that offered participants an in-depth analysis of the gaps and pitfalls of previous attempts to draft an upgrading policy. Members of the TWG could not but agree that while the three key documents prepared between 2006 and 2010 offer a good working basis, they are not viable policy statements that can be endorsed without further consultation and discussion. A three-month schedule was prepared for the drafting of the Upgrading Policy, which entails a succession of focused five sessions by five sub-groups meeting on a bi-weekly basis to present.

Figure 1: *Schedule for the drafting of the National Upgrading Policy for Information Settlements*

Task 2.1.3: Support the Physical Refurbishment of Selected Technical Offices

The renovation of AGCHO Cadastre in Kabul was completed and its opening ceremony took place in mid-December in the presence of Mr. Yari, the Director of AGCHO, Mr. Ghulam Eshan Sultani, the Head of Cadastre, and his staff. Mr. Sultani praised the tangible assistance received so far from USAID and is impatient to receive the forthcoming supply of surveying equipment intended for the newly refurbished office spaces. As per the SOW jointly agreed upon, this includes15 total stations, 11 Differential GPS reference stations, 15 digital theodolites, 15 automatic levels, and 17 handheld GPS units and some furniture. The refurbishment works have generated 65 jobs for a total number of 1512 man-days of work.

Photo 3: *AGCHO Jalalabad exterior painting works*

The upgrading of the provincial office of AGCHO in Jalalabad started in November and will finish by mid-January (the delay is due to unexpected problems met in the shipment of solar panels and photovoltaic elements from Pakistan to Jalalabad). The works comprise of repairs, interior and exterior wall paint, the construction of a security fence around the premises, electrical system and the installation of a new photovoltaic system on the roof to provide a functional working environment for 17 members of staff. To date, the subcontractor has employed a total number of 821 man-days of work.

The inception of works at DUDA in Jalalabad – whose tender had been closed on September 26– was unfortunately delayed, mainly because of the quality of the submitted proposals. In addition, in the last quarter of 2012, the LARA project invited tenders for the refurbishment of four technical offices: Kabul Polytechnic; Jalalabad municipality; MAIL/Arazi Training Centre; and AGCHO Training Institute. Works are due to start in the first Quarter of 2013.

In November, to avoid duplications in the provision of technical instruments or the upgrade of built structures, the LARA team has reached out to NGA (National Geospatial Agency) staff who are providing geospatial mentoring and IT capacity-building to AGCHO, in order to share information on the assistance that is being provided by USAID.

In November, the LARA project donated a substantial number of technical manuals and texts to the AGCHO Training Institute.

Task 2.1.4: Create a Jalalabad Urban Profile

This Task will be undertaken by an STTA in 2013 and will make the best use of all the information and mapping data gathered to date on Jalalabad during its participatory mapping, survey, coordination and planning work.

Task 2.1.5: Organize "Urban Planning Clinics" to Improve Land Use Planning Processes and Outputs

This Task has been on-going since the inception of LARA's planning work in Jalalabad since it very much reflects the *modus operandi* of the team. Open participatory events involving officials and community members are used to collect data and analyze problems in order to reach a consensus on possible solutions.

Task 2.1.6: Undertake Institutional Capacity Building for Urban Planning Activities

Most of the capacity-building activities targeting MUDA, GDMA and Jalalabad Municipality have relied on on-the-job training (see above-mentioned "Urban Planning Clinics") and the successful completion of seven planning officials from MUDA and GDMA enrolled to the online courses delivered by the World Bank Institute. These included the following courses:

Photo 4: *Participatory planning workshop in Campoona (December 2012)*

1) Sustainable Land Use Planning (7 weeks), and 2) Street Addressing (5 weeks). Up to date, USAID has sponsored a total of 11 planning professionals with the objective of enhancing technical capacity in city planning and management in a country that has an acute shortage of planning professionals.

Task 2.1.8: Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans

All informal settlements within Jalalabad municipal boundaries (for a total of 17 areas) have been mapped and digitized in ArcGIS. Outputs have been submitted to MUDA and Jalalabad Municipality. In mid-December, two of USAID LARA's Interns have started to digitize parcels outside the municipal boundaries. This initiative will provide a valuable base map for MUDA, MAIL, GDMA and Jalalabad Municipality. Besides, it will help local authorities to confront the problem of the rapid and unchecked growth of informal settlements and take appropriate measures to protect the fertile land and water resources that constitute the main asset of the agricultural economy of the Nangarhar region.

Task 2.1.9: Draft Joint Urban Planning Procedures

In mid-December, two planning interns from Kabul University and Polytechnic have drafted a step-by-step Urban Planning Manual specifically focused on how to deal with informal settlements. They have used the work that USAID's LARA has conducted in Jalalabad as a case study. The text is presently under review and will be finalized in the 1st Quarter of 2013. This initiative has two objectives: first, to help local authorities to draft and implement realistic city plans ensuring that the needs of the existing settlements are taken into consideration; and second, to improve the technical skills of recent architectural and engineering graduates that thus might be attracted by the urban planning profession.

Task 2.1.10: Draft Urban Development Guidelines

This task will be undertaken by an STTA in the first quarter of 2013.

2.1.3 Activity 3: Deeds Registration

Task 3.1.1: Assess Supreme Court and Provincial Makhzan Land Registration System and Recommend Streamlined Procedures

Harakat has provided the USAID LARA Systems Analyst with copies of documents that will be digitized as part of DRACS. Together with the Land Registration Specialist fields for indexing have been determined and the GRM Registry Back-file software developers are configuring the software for DRACS. The production unit for DRACS is finalizing the alpha version of the software and LARA will work with LRMP II to install the initial version for testing and targeted refined configuration.

Task 3.1.2: Expand Implementation of Revised Registration Procedures

LARA will leverage the installation of the DRACS software scheduled to begin in the next Quarter to work through LRMP II and with the Supreme Court to suggest changes to the procedures that will reduce the steps that those seeking a deed pursuant to purchase/sale, inheritance, or exchange are subjected to.

Task 3.1.3: Develop Methodology for Validating Title in Municipalities including Customary Deeds

This activity will commence following the completion of the cadastral survey.

Task 3.1.4: Train Supreme Court and Provincial Court Staff on DRACS

Upon installation of the DRACS software, staff of the Supreme Court and provincial courts staff, as well as representatives of the digitalization team from LRMP II will be trained in the applicability and use of the software. The training program will be conducted by LARA specialists and will take approximately five days.

2.1.4 Activity 4: Formalization of Land/Occupancy Rights Supported by Cadastral Mapping

4.1.1: Finalize Land Rights Regularization Model Manual

LARA commenced work on preparing a rights regularization manual. The draft manual contains sections on standards and procedures for cadastral mapping, the legal framework for regularization as well as recommendations for improvement, and strategies for the implementation of regularization.

Task 4.1.2: Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements

LARA will conduct a public awareness campaign in advance of the actual work in the two target areas, Araban and Campoona. The PIA will assist the process of mapping of the informal settlements move smoothly and will include community meetings, distribution of flyers and posting posters in two local languages of Dari and Pashtu. By the close of the reporting period, the communications team and Component 1 had begun the process of finalizing the flyers and posters and preparing the SOW for printing and distribution.

Task 4.1.3: Undertake Mapping of Selected Informal Settlements

The project has obtained a new release of Open-Title in the Dari language. This was installed and data entry assistants from Jalalabad working for the project were trained on indexing and scanning data and using Open-Title to create folios for each parcel linking data regarding a parcel with the corresponding cadastral information (geo-referencing). The data entry assistants began using Open-Title to enter data that was gathered for parcels between 2008 and 2010 and contained in UNDP/ASGP property records forms.

Task 4.1.5: Support Implementation of ALRMIS and Data Entry

The LARA Land Registration and Valuation Specialist and the Systems Analyst made a short presentation regarding ALRMIS to the Board of Directors of MAIL/Arazi. The purpose of this presentation was to inform and garner buy-in regarding the system from the board. They also met with MAIL/Arazi technical specialists to review the books and other source of information MAIL/ARAZI is

planning to use within the ALRMIS System to identify the fields that need to be indexed for the custom configuration of GRM Registry. The GRM Registry software is presently being custom configured and translated into Dari. In addition, the hardware for ALRMIS has been specified and the procurement has started. It is expected that the hardware for ALRMIS will be delivered early next quarter.

Task 4.1.6: Provide Institutional and Technical Assistance to AGCHO and Others

The LARA Cadastral Specialist held meetings with the Director of the Cadastral Unit at AGCHO to discuss preliminary cadastral survey standards and procedures that will be a blueprint for the future standards and procedures for AGCHO that will be tested during the cadastral survey activities in Araban and Campoona with the expectation that these can be used as a model for future cadastral work in informal settlements. Lessons learned will inform modifications to the preliminary standards and procedures. AGCHO will supervise and oversee the cadastral survey activities and has expressed optimism that the standards and procedures can be applied across Afghanistan.

Photo 5: *Distribution of books to the AGCHO Institute and Kabul Polytechnic.*

Task 4.1.7: Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad.

In December 2012, Industrial Parks Specialist Richard Scarth joined the LARA team as a short term consultant at the request of USAID Economic Growth and Infrastructure Office to conduct an assessment of the existing HIP. Mr. Scarth began the necessary work to explore the relevant issues, clarify facts and overall economic viability, and identify practical issues to develop recommendations and options on how best to bring the 295 plot industrial park into operational use. The consultancy will be completed over the next Quarter.

2.1.5 Activity 5: Community Participation

Task 5.1.1: Conduct a MAIL/Arazi Training Needs Assessment for Land Dispute Mechanisms

During the report period LARA developed a SOW and recruited international CBDR expert, Deborah Smith, for short term technical assistance scheduled to be conducted during the next quarter. Ms. Smith is tasked, in part, with the following activities:

- Conduct a quick assessment of land dispute resolution mechanisms of MAIL/Arazi;

- analyze the management of dispute resolution procedures used by MAIL/Arazi;

- provide information on areas of focus and possible training needs for MAIL/Arazi settlement committees to help and guide them during the land rights formalization process;

- Provide recommendation for development of training modules on land dispute resolution and conduct training to relevant MAIL/Arazi staff at a national and Jalalabad level.

Based on the recommendation of the analyst CBDR team with the coordination of capacity building team will develop a training module for relevant staff of MAIL/Arazi.

Tasks 5.1.2: Provide dispute resolution training supporting the Tasfia process and public information awareness

As part of Ms. Smith's CBDR assessment, scheduled for January 2013, she will assess the dispute resolution skills of the Tasfia team in Jalalabad and Kabul. LARA intends to develop a training module based on the assessment finding and conduct seven to ten trainings for Tasfia and community leader together in order to support their duties and responsibilities.

Task 5.1.3: Provide Training on CBDR Guidelines and On-call Dispute Resolution Services

This task will be conducted next quarter in coordination with LARA's work upgrading, cadastral mapping and formalization within the city of Jalalabad and surrounding areas. In addition, the subcontractor will provide on –call dispute resolution services during the formalization and upgrading process in Araban area of Jalalabad City.

2.1.6 Informal Settlements and Formalization Component: Problems and Solutions

- **Quality of Proposals responding to USAID's LARA tendering**: Overall, the quality of the proposals submitted for competitive tenders to award refurbishment contracts is modest. USAID's LARA screening panel has found that many bidding companies submit incomplete packages, incorrect or conflicting information (on prior experience, staff numbers, CVs, etc.), or unrealistic cost estimations. Others are bidding on works that fall outside their specialization or fail to provide the required information on their own 2nd-tier sub-contractors. Besides, those proposals that better meet the required standards come often from a small pool of more experienced companies, which often have already won multiple contracts. Consequently, this reduces the substantive advantages from competitive tendering and may mean that sub-contractors awarded multiple projects are over-stretched for resources which in turn has implications on the final quality of the works.

  To respond to this problem, USAID's LARA project has made an effort to capture the attention of a wider basin of private sector companies by posting RFPs on three specialized websites for tenders. LARA's Contracts & Grants Unit has also increased its vigilance during the technical and administrative review of each tender, the selection procedure and the negotiation of the contracts. Another important measure that has been put in place is the attention dedicated to site visits and the details provided to companies with the aim to increase their ability to prepare realistic proposals. Meticulous site supervision is also paramount and has proved to boost capacity to deliver the required quality standards.

- **Political will supporting regularization processes**: Despite the recognition of the problem and the support expressed by all of LARA's institutional counterparts towards regularization of informal settlements, the team has found that officials are in fact unwilling to formally endorse this process. Issues ranging from the dominance of hierarchal decision-making within institutions, despite years of lip-service to decentralization of powers from ministries to the provinces and municipalities; to the natural reluctance of local authorities to be seen as condoning irregularities and lawlessness – let alone rewarding well-known powerful figures who have benefited from land usurpation and speculation. Although the drafting of a *National Policy for Urban Upgrading of Informal Settlements* is considered of top importance by the leadership in MUDA and GDMA, medium-level staff has demonstrated skepticism and reluctance to actually get involved in its write up. It must be also noted that upgrading projects may also fall prey of political disputes between MUDA and GDMA, whereby MUDA officials are keen to control and administer investments in this realm.

  In response to these incongruence's – which are not new and are to be expected in this context – the team has renewed its assistance to the TWG in charge of developing a *National Policy for Urban Upgrading of Informal Settlements*, prepared a fast-paced Work Plan, made an effort to widely share the *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* it developed in September 2012 and will be bringing to the table a well-known legal/policy expert who will be in

charge of reconciling the diverging opinions and for drafting the policy statements in legal terms.

In addition, the team is arranging a visit by top MUDA and GDMA officials to Jalalabad to discuss the issue of the regularization of Campoona (settlement developed on public land whose status is unclear) with the Deputy Mayor and his staff. While it is a priority for LARA to advocate the recognition of *de facto* occupancy rights in Campoona, this high-level meeting provides the opportunity for the central authorities to reassure the local authorities of their support for the development of a regularization "model" that can be utilized as a precedent for other similar and unresolved land claims between residential communities and government agencies. Sustained advocacy towards differentiating between speculative and large-scale land grabbing that requires political will and law enforcement, and organic self-built informal developments that can be easily addressed, will continue to be one of the key activities of the team – an activity for which USAID's political support will be needed to press forward the issue with top-decision makers.

- **CBDR Guideline Delay in Approval:** During the reporting period some delays occurred in approval of the final CBDR Guidelines by USAID. As a result LARA granted The Liaison Office (TLO) a no-cost extension to print and disseminate the CBDR guidelines in Jalalabad. This activity will be completed in the next quarter.

2.1.7 Informal Settlements and Formalization Component: Proposed Activities/Events Next Quarter

- Component 1 will deliver a presentation on the *Criteria for Inclusion of Informal Settlements into Upgrading Programs* to the USAID's LARA/MUDA Coordination Meeting. The purpose of the presentation is to advocate scaling up arrangements to include government-owned land held under customary deeds into urban upgrading initiatives.

- LARA has planned a top-level visit to Jalalabad to be held at the end of January. The delegation from Kabul will comprise of HE Deputy Minister Jalil accompanied by four top-level MUDA officials and HE Mr. Popal, Director General of GDMA, and his staff. The main meeting will be hosted by the Mayor or Deputy Mayor in Jalalabad Municipality and will touch upon the required endorsement of regularization processes of informal settlements.

- The RFP for the Cadastral Survey of Araban and Campoona has been issued at the beginning of the year. Proposals will be screened in January and the survey will start in February 2013.

- The refurbishment works of AGCHO's provincial office in Jalalabad will be completed before the end of January. LARA will be inviting AGCHO officials from Kabul to an opening ceremony that will take place soon after.

- The Contract for the refurbishment of the Technical Offices of the Jalalabad Municipality will be signed in February 2013, whereas the issuance of the contract for the refurbishment works of MUDA's provincial office in Jalalabad (DUDA) has suffered a setback that should be solved in the next Quarter.

- Two RFPs for the Upgrading Works in Araban will be issued at the beginning of February. The works will be implemented in parallel to the Water Supply Improvements and the refurbishment of the Araban High School.

- The Topographical Survey for Campoona will be undertaken in the 1st Quarter. The design of a number of priority roads will be undertaken in parallel in order to speed up the process.

- The Community Action Plans (CAPs) for Araban and Campoona will be submitted for formal endorsement by the local authorities.

- The next three months should see the issuance of most RFQs for the procurement of IT and surveying equipment for LARA counterparts. These include Jalalabad Municipality, AGCHO, DUDA.

- The *National Policy for the Upgrading of Informal Settlement* is due to be drafted by the end of the 1st Quarter and submitted to MUDA and GDMA leadership for endorsement.

- The Urban Upgrading Handbook and Urban Development Guidelines will be drafted and submitted for review.

- Quick assessment of MAIL/Arazi land dispute management procedures to develop training plan relevant for MAIL/Arazi staff that fits their mandate.

- LARA will begin the procurement process to ultimately train male and female staff from relevant government agencies, district commissioners and Shura/Jirga leaders in greater Jalalabad, including from Araban and Campoona in appropriate CBDR procedures.

2.2   COMPONENT 2: LEGAL FRAMEWORK

2.2.1   Activity 6: Legal Framework

Working closely with MAIL/Arazi, the USAID LARA legal teamanalyzed collected comments and suggestions from the seven public consultation workshops regarding amendments to the Land Management Law (LML) and made modifications to the proposed amendments where appropriate. When enacted the LML, for the first time, would provide for civil and criminal penalties for improprieties in the land clearance process by government officials. The proposed amendments also contain comprehensive provisions for dealing with land usurpations to remedy inadequacies existing in the current law. By the close of the reporting period, the draft amendments had been

Photo 6: *LML Public Consultation Workshop in Kabul.*

submitted by MAIL to the Ministry of Justice for review and submittal to tie Cabinet for approval.

MAIL/Arazi and the USAID LARA team worked developing administrative procedures for land transfer, land exchange, land clearance, land dispute resolution, and land usurpation. The LARA project capacity building team and legal team in cooperation with MAIL/Arazi have been designing and planning technical courses in land law, partly based upon the proposed amendments to the Land Management Law. The course material will consist of a manual on land law for specialists at MAIL/MAIL/Arazi. The team also drafted a land related legislation booklet to educate both the public and the private sector regarding land issues.

Task 6.1.1: Identify Amendments to the Laws Enabling Land Transactions and Efficient Land Registration

The collected comments and recommendation from on proposed amendments to Land Management Law by various institutions of government, the private sector, civil society and national and international land experts many of whom attended the public consultation workshops in 7 major cities covering 34 provinces have beenanalyzedby the USAID LARA legal team. Based on these recommendations, modifications were made to the proposed amendments to the Land Management Law where appropriate.

For the first time the proposed amendments provide civil and criminal penalties for improprieties in the land clearance process by government officials. The proposed amendments also contain comprehensive provisions for dealing with land usurpations to remedy inadequacies existing in the current law.

The proposed amendments were presented to the MAIL/Arazi Board of Directors, which wholeheartedly endorsed the amendments with a minimum of refinements. The proposed amendments were then submitted to the Ministry of Justice in December 2012 for analysis by its*Taqneen* department (legislative drafting department). A defense or clarification/justification of provisions may be necessary, but when this process is completed the Ministry of Parliamentary Affairs will forward the draft amendments to Parliament to be reviewed by its legislative commission and further law making procedures.

A key activity of the USAID LARA legal team during the quarter was collaboration with MAIL/Arazi to develop new procedures forland transfer, land exchange, land clearance, land dispute resolution, and land usurpation. These procedures are designed to simplify processes and assist both MAIL/Arazi staff and the private sector with land transactions. They are also designed to correct inequities that have arisen through past land usurpation, provide transparency to land transactions, and limit opportunities for corruption. Simplified lease procedures will also promote an increase in government revenues from the lease of government land. The procedures will take effect upon adoption by the Minister of MAIL.

The USAID LARA Legal framework team drafted a comprehensive booklet regarding land legislation intended to promote awareness of the current state of land reform for interested parties from both the public and private sectors. It represents the first comprehensive guide to land issues in the country, covering current land legislation and containing an historical overview intended to provide context to the current laws. The draft booklet will be published and distributed in 7 zones of the country next quarter.

Task 6.1.2: Focus on Land Law and Gender Rights

The draft amendments to the LML provide complete gender neutrality regarding all land management issues, rights and procedures.

2.2.2 Activity 7: Regulations

Task 7.1.1: Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation

A small series of Legal Clinics aimed at reviewing urban planning legislation were undertaken between August and September 2012 and saw the participation of more than 50 officials from MUDA, GDMA and the Presidential advisory entourage. The exchange of views regarding decision-making options on urban planning contributed to the drafting of two reports: a first "*Recommendations Report*" and a final "*Guidance Report to Proposed Legal Amendments to the Urban Legal Framework*" which were submitted by the Consultant in November. The reports will be disseminated in February 2013. A small roundtable will be organized for the purpose of discussing follow-up by counterparts.

2.2.3 Activity 10: Gender

During the reporting period LARA continued activities to raise government and public awareness on women's inheritance and land rights.

Women's Land and Inheritance Rights Public Information Awareness Campaign: LARA in cooperation with MOWA, launched a public information awareness campaign on 15th December 2012. This campaign includes 50 giant billboards displayed across Kabul and radio dramas, television public service announcements broadcasted on stations nationwide for period of 30-days. The campaign is designed to inform Afghans of women's inheritance and land rights and provide information on where to call at MOWA to receive further information and assistance. LARA has also subcontracted with a local firm to determine the impact of the campaign and provide recommendations on how to improve its effectiveness. The results of their impact analysis will be available next quarter and will help shape follow-on activities. The launch featured opening remarks from the Minister of Women's Affairs, Husan Banu Ghazanfar, and Deputy Minister of Urban Development Affairs

Photo 7: *Participants to the Women's Inheritance and Land Rights Public Information Awareness Campaign Opening Ceremony in Kabul. (December 15th 2012)*

(MUDA), Hamid Jalil, and Rona Tarin, Member of Senate and Women's Land Rights Task Force.

Two roundtables discussions with key women's rights stakeholders: LARA organized two roundtable discussions on women's land and inheritance rights during this quarter. The first roundtable included fifteen participants including representatives from Ministry of Women Affairs (MOWA), civil society, Kabul shura members and female judges from Jalalabad. Fawzia Amini, Head of MOWA Legal Department noted that the Ministry dealt with more than 150 cases of women who need assistance with inheritance rights. The panelists raised challenges women face claiming inheritance and land rights and panelists pointed out corruption within the legal system, complainant's fear of retribution for speaking out and women's inability to hire legal counsel. Roundtable participants agreed to draft a joint letter that will be shared with those Ministries that directly affect women's rights demands that women's legal rights be respected and that laws be enforced.

On November 14, 2012, the LARA Project Gender team conducted another successful roundtable on Women's Inheritance and Land Rights in Aka Khail Village of Qara-Bagh district of Kabul province. Sixty-six participants (including five women) attended the session. The roundtable panelists were Judge Nafisa

Kabuli from Kabul Appeal Court, Mrs. Khadija from Legal Department of Ministry of Women Affairs, and Aadil Akakhael member of Provincial Council, who talked about women's land and inheritance rights. They focused on existing challenges of women in enforcing their land rights and analyzed ways of addressing these challenges. Mr. Aadil Akakhael acknowledged that this is the first ever gathering to discuss women inheritance and land rights in Aka Khail Village.

The participants of the two roundtables expressed their commitment to raise awareness about the women's land and inheritance right by organizing additional awareness sessions and roundtables. The

Photo 8: *USAID's LARA Project team conducting the second roundtable discussion on women's inheritance and land right*

Shura member, Guljan said she will organize another roundtable in Kabul. The civil society representative promised to contact Mullahs and other influential leaders to raise public awareness on women inheritance and land rights.

MUDA Gender Assessment: At the request of MUDA, the LARA Project Gender conducted a gender assessment of MUDA during this reporting period. LARA first developed needs assessment questionnaires and based on their analysis of the completed questionnaires and interview responses, provided recommendations for nine MUDA directorates; Gender, Norms and Standards, Program Management Unit (PMU), Construction Affairs, Housing, Informal Settlements, Urban Plan, Urban Development and Human Resources. In general, respondents appreciated that MUDA has a Gender Unit but at the same time stated that the Unit is not involved in decision making and planning processes and are not invited to meetings on financial budgeting, policy, survey and housing distribution. The interviewed staff also mentioned the need for gender awareness training for all employees. Although MUDA has in place a maternity leave policy according to the Afghanistan Labor Law, the Gender and Harassment policies are still missing. A proactive approach to recruit and/or promote women into management level positions should also be a priority and MUDA should seek technical assistance in this regard.

Task 10.2: Establish Student Clubs in Kabul and Jalalabad Schools and Universities

The LARA Project, Gender unit with coordination of subcontractor will launch students clubs in Kabul and in Jalalabad city to enhance awareness on Women Inheritance and Land Rights among youth and students generation towards community level. The Gender has developed the scope of work for the subcontractor and within next quarter the students clubs will be launched in both Kabul and Jalalabad.

Task 10.3: Conduct Women's Advocacy Training and Support

During the quarter the LARA Gender Unit began planning for implementation of advocacy training for WLRTF members in Kabul and Jalalabad scheduled for next quarter.

Task 10.4: Provide Additional Support for MAIL/Arazi on Gender Issues

During the reporting period, LARA recruited international STTA to conduct a gender needs assessment in January 2013 that will guide LARA support to MAIL/Arazi.

2.2.4 LEGAL FRAMEWORK COMPONENT: PROBLEMS AND SOLUTIONS

- Harakat's funding for MAIL/Arazi's key directors was discontinued in August 2012, and there has been no clear indication to date on a funding extension or alternative funding mechanisms. The Ministry of Finance (MoF) picked up some of the employee contracts, but this funding expired on 20 December 2012. As a result, most of MAIL/Arazi's senior managers have resigned and some have found new employment elsewhere. This affects the LARA project's technical as well operational relations with MAIL/Arazi.

- Discussing women's rights remains a challenge in Afghanistan. The roundtable conducted in Kabul district, Aka Khail Village of Qara-Bagh, faced some negative reaction relative to the subject of women inheritance and land rights. Some of the village elders did not show willingness to easily accept women's rights implementation, though overall participation at the roundtable event was very good. LARA will continue to invite and discuss this topic among key influential local people as a means to inform and mobilize people about women's rights. In fact facilitation of the awareness program by male and female legal professional who know and understand women's rights from both a legal aspect as well as from Islamic principles can have a positive influence on the overall view of women's land and inheritance rights.

2.2.5 Legal Framework Component: Proposed Activities/Events Next Quarter

- Publicize and distribute Land Related Legislation Booklet;

- Develop and complete a technical training manual for MAIL/Arazi technical training;

- Complete the revision of MAIL/Arazi land lease procedures;

- Begin conducting technical trainings for MAIL/Arazi staff in 7 zones;

- Work on revision of AGCHO and Cadastre Law;

- Start work on revision of land expropriation law (if MAIL/Arazi gets the ownership)

- Launch student clubs in Kabul and Jalalabad to enhance awareness of Women's Inheritance and Land Rights among youth and students.

- Conduct gender assessment for MAIL/Arazi and propose a gender mainstreaming strategy.

- Organize advocacy training for WLRTF members in Kabul and Jalalabad.

2.3   CAPACITY BUILDING COMPONENT

2.3.1   Activity 8: Institutional and Private Sector Strengthening

The team provided capacity building and training support for the following trainings or the pre-training development: Land Management Law Technical manual development and material compiling process in Kabul; GIS trainings in Jalalabad and Kabul; and Sustainable Urban Land Use Planning training and Street Addressing and Management of Cities World Bank online Trainings in Kabul. In addition to coordinating and supporting LARA technical teams, capacity building component conducted a comprehensive institutional and needs assessment for five MUDA directorates in Kabul. During the next quarter, the capacity building unit will continue its efforts to launch activities currently under development and to support and strengthen LARA's overall objective of developing a robust set of policies and laws to provide a framework for Afghanistan's land market.

Task 8.1: Review of Technical and Non-Technical Processes

As part of the institutional and technical assistance to GIRoA organizations (AGCHO, MAIL/Arazi etc.), LARA subcontracted with AIMS to conduct two 14 day trainings in Jalalabad and Kabul in Geographic Information System (GIS) training sessions for LARA's public/private sector (including DUDA, Jalalabad Municipality, MAIL/Arazi, AGCHO, GDMA, Institute of Geodesy and Construction). These series of trainings equipped 45 government and private officials responsible

Photo 9: *Certificates distribution ceremony in Kabul for the participants of the GIS Training.*

for land management with knowledge and skills for urban planning, land inventory and land management and provided the foundation for trainees to understand how to use ArcGIS in their routine professional jobs. LARA worked with counterparts to ensure that persons selected for the trainings were selected because of merit and LARA ensured that gender was taken into consideration when selecting participants. Each of the 14-day training included three separate modules as follows:

Level One - Basic GIS skills, including fundamental GIS concepts:

This six day training Module provided trainees with the knowledge, skills and attitudes (KSAs) to understand fundamental GIS principles and the role that GIS plays in the scientific processes of measuring, mapping, monitoring and modeling the real world. This is also the module where trainees gained a basic understanding of geographic coordinate systems and their underlying mathematical foundation.

Level Two -- Intermediate GIS Course, including the type of GIS, data collection methods, and coordinate systems:

This next eight day training provided trainees with the knowledge, skills and attitudes (KSAs) regarding the fundamental concepts of ArcGIS Desktop software and taught them how to use it to visualize, create, manage, and analyze geographic data. In course exercises, the trainee used ArcGIS tools to perform common GIS tasks and workflows. By the end of the course, the trainee understood the range of ArcGIS Desktop functions and was prepared to work with the software to create GIS maps and to work with geographic data.

Level Three - Spatial Analysis Course, which focused on developing the necessary skills to effectively utilize ArcGIS version 10 software, from ESRI. The final module was a six day training course that advanced the trainees' ArcGIS Desktop skills by teaching how and when to apply ArcGIS tools to create an efficient workflow that supports GIS analysis. By the end of the course, the trainee could determine which ArcGIS tools and functions to use in a given situation and apply them to analyses. The skills taught in this course are applicable to all types of GIS analysis.

Photo 10: *Participants of the GIS Training in Jalalabad in a training room.*

World Bank Online Courses:

LARA enrolled seven participants in two land-related technical training courses with the following details:

1. Sustainable Urban Land Use Planning:

Prior to enrolling the participants in this online course a test was administered for eight officials from introduced from MUDA and GDMA. LARA's capacity building team then conducted individual interviews for the candidates and as a result of the test and the interviews five employees – four from MUDA and one from GDMA were selected for registration with WBI and the course began on September 5, 2012. LARA regularly monitored the participants to ensure that they performed their assignments and technical support was provided to them when required. Overall the course flow was smooth and the participants successfully completed the online course. In general the course aimed to ensure that the participants have a functional and integrated understanding of the dynamics of urban land use and demonstrated how to effectively utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable and efficient development outcomes.

2. Street Addressing and Management of the Cities:

LARA's Capacity Building team also worked on preparation for the WBI Street Addressing and City Planning course which began in November 2012. The team worked on processing of the participant application forms and developed a series of interview questions for screening purposes. As result of meetings with GDMA four candidates were nominated to LARA to take the test and be interviewed. As result of the test and the individual interviews two of the four GDMA nominees were selected and enrolled in WBI Street Addressing and City Planning online course. This WBI online course provided an opportunity to the GDMA participants to; create or update a map of the city that can be used by different municipal departments, conduct a systematic survey that collects targeted information on the city, its services, businesses and population and set up a database on the built environment that is, too often, unavailable. The objective of the course was to raise awareness of the importance of street addressing for city management, service delivery and maintenance, public assets management, land management, municipal resource mobilization, and business development.

Institutional and Needs Assessment of MUDA Departments and Staff:

At the request of MUDA, the LARA team planned and conducted an institutional and needs assessment of MUDA directorates during October 2012. This assessment covered five key MUDA Directorates: Land Upgrading of the Informal Settlements; Urban Development; Engineering Norms and Standards; Infrastructures Design; and Gender. An institutional assessment tool was developed by the LARA capacity building team. The assessment included a questionnaire, interviews with staff and a desk review of MUDA publications. The questionnaire was shared with the MUDA's team and MUDA's Deputy Minister of Administration and Finance for review and comments. The assessment was conducted in close collaboration and coordination with MUDA's staff. It mainly focused on staff skills and capacity building to assess the gap between the institution's requirements and the existing skills of employees to find the gaps and provide recommendations to MUDA. The results of the assessment have been shared with MUDA and at MUDA's request the assessment is being converted into a report format that will be submitted to USAID and MUDA during the next Quarter.

MAIL/Arazi Manual Development, Land Management Law Training for MAIL/Arazi Staff:

During the Quarter MAIL/Arazi requested that the scope of the Manual be expanded beyond the land management law. Accordingly, the LARA Project capacity building team worked in concert with LARA legal team and MAIL/Arazi in the development and expansion of the land law management manual which includes: the land management law; five key MAIL/Arazi responsibilities (Land Clearance, transfer, exchange, lease and dispute resolution); an introduction to MAIL/Arazi's structure; and land inventory information. For this reason this LARA activity in support of the overall Project objective has been delayed as MAIL/Arazi completes its procedures and prepared the necessary relevant materials. LARA expects that the expanded manual will be completed next quarter and trainings will commence.

2.3.2 Activity 9: IT System Needs for Counterparts

Task 9.1: Install land Support Land Administration IT Needs

The project has obtained a new release of OpenTitle in the Dari language. This was installed and data entry assistants from Jalalabad working for the project were trained on indexing and scanning data and using Open-Title to create folios for each parcel linking data regarding a parcel with the corresponding cadastral information (geo-referencing). The data entry assistants began using Open-Title to enter data that was gathered for parcels between 2008 and 2010 and contained in UNDP/ASGP property records forms.

Harakat has provided the USAID LARA Systems Analyst with copies of documents that will be digitized as part of DRACS. Together with the Land Registration Specialist fields for indexing have been determined and the GRM Registry Back-file software developers are configuring the software for DRACS.

The LARA Land Registration and Valuation Specialist and the Systems Analyst made a short presentation regarding ALRMIS to the Board of Directors of MAIL/Arazi. The purpose of this presentation was to inform and garner buy-in regarding the system from the board. They also met with MAIL/Arazi technical specialists to review the books and other source of information MAIL/ARAZI is planning to use within the ALRMIS System to identify the fields that need to be indexed for the custom configuration of GRM Registry. The GRM Registry software is presently being custom configured and translated into Dari. In addition, the hardware for ALRMIS has been specified and the procurement process has started. It is expected that the hardware for ALRMIS will be delivered early in the next quarter.

2.3.3 Capacity Building Component: Problems and Solutions

Pre-selection of Training Participants

For training to be most effective it is critical that participants have the necessary pre-qualifications necessary to utilize the skills absorbed during one training session. There were cases when LARA counterparts propose participants for trainings who are not qualified to participate in the training and do not have the job responsibilities to utilize the skills imparted at the training. LARA has adopted a strict prescreening process in an effort to ensure top quality training participants and will continue to fine tune the prescreening process and work with counterparts to encourage the selection of qualified candidates.

2.3.4 Capacity Building Component: Proposed Activities/Events Next Quarter

- Finalize MAIL/Arazi and Management Manual.

- Conduct land management law courses for MAIL/Arazi staff.

- Develop training manual for proposal writing trainings for public and private sectors.

- Conduct compliance training workshop for LARA public and private sector partners.

- Provide support to C1 team on the environmental workshops.

- Provide capacity building support to GIS team on upcoming Theodolite technical training

- Completion of data entry of UNDP/ASGP property records forms in Open-Title and presentation of the results to the Municipality of Jalalabad

- Install and configure GRM Back-file in 11 makhzans and the Supreme Court makhzan in Kabul as part of DRACS

- Train the digitizers under the LRMP II project in the use of GRM Registry Back-file so that digitization of court records can begin under the LRMP II project

- Initial installation and review of GRM Registry at MAIL/Arazi as part of the ALRMIS activity

2.4 CROSS-CUTTING: COMMUNICATIONS

During this quarter, the communications department has had a significant role in supporting the Gender Unit in implementing the Public Information Campaign for raising the awareness of the citizens on Women's Inheritance and Lang Rights. The campaign was successfully launched on December 15th, 2012 with an inauguration and unveiling the first billboard of the campaign ceremony at the Ministry of Women's Affairs. The campaign designed to address the Women's inheritance and Land Rightsincludes50 billboards installed throughout Kabul, three radio dramas and one TV PSA, which are broadcast over six national radio stations and two well-known national TV networks. It is designed for 30 days and will be completed on January 15th, 2013.

The communications team have also contributed in the inauguration of the AGCHO Cadastre Department refurbishment completion ceremony, book distribution for the Kabul Polytechnic University, AGCHO and other national institutes ceremony, developed the design of the flyers and posters for the upgrading process in Araban and Campoona, developed the scope of work for printing of the posters and flyers of the PIA campaign, and provided relevant and on time support to the components requirements in terms of the media and communications.

2.5 MONITORING AND EVALUATION

Monitoring and Evaluation unit supported the LARA project management with continuous tracking all LARA funded activities through progress reports, physical observation, meeting subcontractors and orienting them on contractual obligations as well as interviewing training participants via conducting perception surveys. The team monitored the GIS training deliveries both in Kabul and Jalalabad, roundtable on Women's Inheritance and Land Right Awareness, conducted monitoring visit for E – Learning online course on Sustainable Urban Land Use Planning for Urban practitioners, and they also paid a final visit to monitor and verify the refurbishment work completed at AGCHO's office in Kabul. The team reported all necessary findings and shared their recommendations with management for their review and further action. The reports were to inform the program staff and project management about the effectiveness of project funded activities and to improve future program interventions as well as to ensure project accountability.

The M&E unit prepared a Monitoring Plan for the PIA Campaign about women's land and inheritance rights and visited all installed billboards across Kabul as well as monitored the radio and TV spots regularly broadcasted by different radio channels and TV stations.

M&E also supported the project with data quality assessment for 2 PMP indicators. The assessment was conducted by USAID and they appreciated the project existing system for data collection, data entry, data analysis, review and data reporting.

The M&E team accordingly recorded all project activities and updated their database including PMP tracker, training and workshop trackers and the Afghan Info tracker, which serves the project for all possible future audits and technical reviews. The unit also delivered effectively on submitting all required reports to USAID including Weekly, Monthly and Quarterly reports. Nonetheless; the team updated the Afghan Info database for all project activities, Mission PMP indicators, Aid Effectiveness indicators and district wise spending. USAID also requested the LARA M&E Unit to report separately into the TraiNet system about all training events, training participants, training budgets and actual and training benefited provinces.

2.6   COLLABORATION WITH OTHER DONORS

Informal Settlements Upgrading and Formalization Component:

Jalalabad: During the last quarter, Component 1 has continued to work very closely with the **UNDP/ASGP** team in Jalalabad and has successfully scanned and entered all the data from their property survey paper database. The team has continued its coordination with **UN-HABITAT** and is working with the CDCs that they established in Jalalabad. Representatives from all agencies meet on a bi-weekly basis for the Jalalabad Stakeholder Coordination Meeting chaired by the Mayor to share progress updates, achievements and problems.

- Kabul: In occasion of the TWG for the drafting of the *National Policy for the Upgrading of Informal Settlements*, LARA has elicited feedback from the **World Bank** on the *Criteria for Inclusion of Informal Settlements into Upgrading Programs* and incorporated their comments. Contacts were established in December with the **National Geospatial Agency** (NGA) to ensure coordination upon technical assistance for AGCHO.

Legal Framework Component:

USAID's LARA legal framework has incorporated the results of World Bank's Regulatory Impact Assessment (RIA) for the draft LML.

USAID's LARA land registration specialist and the systems analyst met with representatives from the IFC/World Bank Investment Climate Advisory Service Afghanistan Doing Business Reform Project. This project will be tasked with simplifying property registration procedures beginning in March 2013. The projects agreed to collaborate.

2.7   LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS

LARA's Stakeholders	Brief Activity Description	Follow-up steps
MAIL/Arazi (MAIL)	**CBDR:** During the reporting period the Dispute Resolution Team held coordination meetings with MAIL/ARAZI to discuss CBDR current and future activities regarding land dispute resolution and development of CBDR Rules and Guidelines. MAIL/Arazi provided positive feedback comments for improvement of guidelines. **Gender**: A STTA has been hired and will start working on an MAIL/Arazi gender assessment on Jan. 8, 2012. **Legal team:** The LARA project's legal team incorporated the collected comments from the 7 public consultation workshops, individuals and MAIL/Arazi Board into the draft LML. Substantial amendments have been proposed, which will contribute to proper land management processes in the country. **Capacity Building:** Trained 4 MAIL/Arazi staff in Geographic Information System (GIS) Drafted a technical training manual for MAIL/Arazi on Land Management Law	**Gender**: The Gender team will arrange meeting and interview for the STTA with MAIL/Arazi relevant staff and continue working with the STTA further. **Legal team:** The LARA legal team will support MAIL/Arazi to advocate for approval of the proposed LML before the Cabinet and Parliament. **Capacity Building:** Finalize Land Management Training Manual
Community Elders	**CBDR:** During the reporting period the Dispute Resolution Team held coordination meetings with community Elders in Jalalabad especially in the target areas Araban and Campoona. As a result of these meetings the CBDR current and future activities regarding land dispute resolution and development of Rules and Guidelines was explained to them. The Elders gave very positive feedback, reviewed the guidelines and provided their comments.	CBDR trainings for Jalalabad Community Elders using LARA's CBDR Guidelines

LARA's Stakeholders	Brief Activity Description	Follow-up steps
MUDA	**Component 1:** - Progress is being made on the drafting of the *National Policy for Urban Upgrading of Informal Settlements*. The process is supported by both Deputy Minister Jalil of MUDA and Director General Popal of GDMA. - Following numerous meetings and workshops with MUDA and GDMA staff to assess the gaps in the present legal urban planning legislation, the STTA hired for this purpose submitted a Recommendations Report and Guidance Report to be shared with key stakeholders. - The Urban Planning Group established last summer to discuss the development of the Community Action Plan has been dissolved but its members continue to collaborate on planning issues when required. • **Gender:** The LARA Project, Gender team conducted a gender assessment of MUDA during this reporting period. The LARA Gender Unit assessed nine directorates of MUDA namely; Gender, Norms and Standards, Program Management Unit (PMU), Construction Affairs, Housing, Informal Settlements, Urban Plan, Urban Development and Human Resources. **Capacity building:** C3 trained 16 MUDA staff in Geographic Information System (GIS) C3 trained 4 MUDA staff in Sustainable Urban Land Use Planning, (World Bank Institute online Courses) C3 Conducted a needs assessment covering five MUDA departments and its initial analysis report was submitted to MUDA. C3 trained 6 DUDA Jalalabad staff in Geographic Information System (GIS)	**Component 1**: - Work with the TWG will continue until the end of the 1st Quarter. In the meantime, an STTA will be tasked to negotiate institutional positions and draft policy statements in legal terms. - A roundtable will be organized in February/March to discuss the documents and possible follow-up by institutions. - Summon on as-needed basis.

LARA's Stakeholders	Brief Activity Description	Follow-up steps
AGCHO	**Component 1:** The refurbishment of AGCHO offices in Kabul has been successfully completed, while the refurbishment of their provincial office in Jalalabad has been delayed due to a problem in the delivery of the solar panels from Pakistan. **Legal team:** The LARA project's legal framework team held meetings with AGCHO"s joint working committee to draft a comprehensive AGCHO and cadastral law that specifies the authority of AGCHO. **Capacity building:** C3 trained 5 AGCHO staff in Geographic Information System (GIS) C3 trained 6 (4 female 2 male) of Institute of Construction and Geodesy (ICG) staff in Geographic Information System (GIS)	**Component 1:** Hold AGCHO Jalalabad opening ceremony as soon as the works are completed. **Legal team:** Local STTA has been identified, and LARA senior management is in salary negotiations with the specialist.
GDMA	**Component 1:** LARA has continued to attend the bi-monthly TWG meetings in GDMA setup to coordinate and report all work in the field. **Capacity building:** C3 trained 3 GDMA staff in Geographic Information System (GIS) C3 trained 1 GDMA staff in Sustainable Urban Land Use Planning, (World Bank Institute online Courses) C3 trained 2 GDMA staff in Street Addressing and Management of the Cities, (World Bank Institute online Courses) C3 trained 5 DUDA Jalalabad Municipality staff in Geographic Information System (GIS)	**Component 1:** Continue

LARA's Stakeholders	Brief Activity Description	Follow-up steps
Jalalabad Municipality	**Component 1:** - The informal from over 2000 properties surveyed by UNDP/ASGP was successfully entered in the Open Title database and geo-tagged on an ArcGIS map. LARA has received approval to start scanning Jalalabad Municipality's property documents. - The planning team has had several meetings with municipal staff, including the Engineering Department with whom it has discussed and obtained the endorsement on the specifications for the road design in Araban. - Municipal engineers have been involved in participatory planning meeting with the community and in the design of the CAP for Araban. The team has met with the Mayor and his staff to discuss the key messages and graphics of the Safayee Tax PIA campaign.	**Component 1:** - Start scanning Jalalabad Municipality's property documents, while waiting for the IT equipment to be procured and delivered to the Municipality – after which the training of staff can commence. - Implementation of road and drainage upgrading - Attempt to convince them to take part to the Planning Clinics that are being organized in Campoona – whose regularization they are relocated to endorse. - Billboards and posters will be developed in the next quarter.
Jalalabad Water Supply	Joint drafting of SOW for the improvement of the water supply network in Araban	Issuance of the RFP and implementation

3.0 FINANCIAL

3.1 LARA OPERATIONS AND FINANCE

Contract Number 306-C-00-11-00514-00-LARA Project							
Budget Line Items	Approved Budget for Base Period	Oct-12	Nov-12	Dec-12	Total Quarter 1	Total Invoiced To Date	% Budget Spent
Salaries and Wages	$5,509,962	$199,846.50	$175,009.77	$162,018.73	$536,875.00	$3,550,111.25	64%
Fringe Benefits	$919,521	$33,279.35	$26,752.88	$35,459.90	$95,492.13	$623,595.36	68%
Travel, Transportation and Perdiem	$662,535	$24,636.84	$20,149.49	$29,029.35	$73,815.68	$687,384.38	104%
Procurement Equipment and Supplies	$499,905	$7,725		$3,600.00	$11,325.00	$503,027.99	101%
Communications	$371,378	$5,917.02	$7,204.76	$16,518.36	$29,640.14	$230,213.89	62%
Subcontracts/Consultants	$14,441,983	$163,527.08	$129,109.78	$438,603.75	$731,240.61	$6,666,520.48	46%
Allowances	$1,569,730	$52,035.57	$41,957.18	$50,927.43	$144,920.18	$950,177.51	61%
Direct Facilities Costs	$513,062	$11,106.68	$1,045.11	$18,614.82	$30,766.61	$312,702.17	61%
Other Direct Costs	$6,144,726	$172,035.79	$167,267.85	$250,702.41	$590,006.05	$3,439,265.56	56%
Security	$3,601,531	$171,913.80	$198,209.86	$164,451.80	$534,575.46	$1,475,512.77	41%
Grants Under Contract	$320,250	$42,981.35			$42,981.35	$110,191.35	34%
Indirect Costs	$4,482,579	$153,752.35	$131,522.97	$163,102.42	$448,377.74	$2,898,819.20	65%
Total Estimated Costs	$39,064,163	$1,038,757.33	$898,299.65	$1,333,028.97	$3,270,085.95	$21,427,948.24	55%
Fixed Fee	$2,735,837	$72,711.14	$62,874.72	$93,310.15	$228,896.01	$1,501,293.10	55%
Total Costs	$41,800,000	$1,111,468.47	$961,104.37	$1,426,339.12	$3,498,911.96	$22,929,241.34	55%

ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT

	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
	Performance Indicator	**Type**	**Baseline Value April 2011**	**Targets**	**This period**	**Previous period**	**Cumulative**
	LARA Project Objective: Improve land tenure security of Afghans by strengthening and supporting GIRoA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform						
	Major Results and Outcomes						
1	% of surveyed Afghan community members that report satisfaction with land tenure security in targeted informal settlement communities	A	56%[1]	5% above baseline by 2012 and 15% above baseline by 2013	0%[2]	N/A	0%
	IR 1: Management of Government-Owned Property Improved						
	Major Results and Outcomes						
1.0.1	Revenues to GIRoA from leases of government land [% increased]	A	235 million AFS	10% above baseline by 2013	N/A	N/A	N/A
1.0.2	# of policy and procedural reforms improving tenure security for informal settlers, and enhancing revenue collection capabilities	A	0 (Poor existing policies and procedure for land revenue)	3 by 2012 and TBD by 2013	Open Title system installed and 2086 paper-based survey forms compiled by UNDP/ASGP were recorded into the system by LARA	Open Title was being installed to scan and digitized Municipal property records	2

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[1]   Source: Socio-economic Survey (SES), p.8. Note that the percentage for all 25 informal settlements surveyed is 68.5%.

[2]   As the upgrading and formalization work has very recently been started and the project deems it appropriate to conduct the community perception survey towards mid-2013.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
Sub-IR 1.1: Institutional Capacity of MAIL/Arazi Enhanced								
Major Results and Outcomes								
1.1.1	Milestone index based on a competency framework for MAIL/Arazi to fulfill its mandate, based on negotiated phased performance standards (milestone index is to be determined, and number of milestones is to be assessed during the baseline survey)[3]	M	N/A	5% by 2012 and 10% by 2013	0%[4]	N/A	0%
1.1.2	Service delivery management and monitoring systems established and operational[5]	Y/N	MAIL/Arazi lacks a profession-al system for land management and monitoring	N/A by 2012 and Yes by 2013	N/A	N/A	N/A
Sub-IR 1.2: Land Dispute Resolution Mechanisms between MAIL/Arazi and Private Individuals/Businesses Augmented								
Major Results and Outcomes								

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[3]   Competency framework performance standards to be negotiated with MAIL/Arazi at the beginning of the Option Period.

[4]   Milestone index will be decided with MAIL//Arazi during this quarter and will be reported part of next quarterly report.

[5]   ALRMIS.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
1.2.1	Government/private land dispute mechanism developed and refined	Y/N	N/A Government (MAIL/Arazi) lacks specific procedures for land case management.	Yes by 2012 and 2013	CBDR guidelines approved by USAID. The guidelines were shared with MAIL/Arazi.[6]	N/A	CBDR guidelines were developed by LARA and approved by USAID. The guidelines were shared with MAIL/Arazi and they provided healthy feedback
1.2.2	# of training courses provided to government and private sector on use of land dispute mechanism	C	0	1 by 2011 and 3 by 2012 and 7 by 2013	0	0	0
1.2.3	% of private sector indicating satisfaction with the dispute mechanism	A	43%[7]	70% by 2012 and 80% by 2013	0[8]	N/A	0

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[6] An STTA has been hired to conduct a short assessment of the MAIL/Arazi dispute resolution directorate and provide recommendations to further refine the Government/private land dispute mechanism. Six trainings are also planned for MAIL/Arazi staff in Tasfia process, which will help mitigate land disputes to much extent.

[7] Source: SES, p. 44.

[8] The trainings on Tasfia and CBDR guidelines are planned to happen this quarter. LARA deem it appropriate to conduct the perception survey in mid-2013.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
	IR 2: Municipal Land Management and Planning Capacity Strengthened						
	Major Results and Outcomes						
2.0.1	# of properties paying sanitation/property tax revenues at the municipal level for targeted communities increased	C	38% (=2057)[9]	25% above baseline by 2013	N/A	N/A	N/A
2.0.2 4.2.3 d (M)	# of properties registered/recorded with municipal registration offices	C	0	1,800 by 2013	N/A	N/A	N/A
	Sub-IR 2.1: Core Urban Planning and Management Skills of Key Municipal Property Stakeholders Strengthened						
	Major Results and Outcomes						
2.1.1	# of persons trained observed to be using skills gained through training	C	0	162 (M=154; F=8) by 2011 and 412 by 2012 and 762 by 2013	22[10]	431	453
2.1.2	# of persons trained in key technical land management skills	C	0	196 by 2011 and 250 by 2013 and 375 by 2013	32 M = 27 F = 5	20 M = 17 F= 3	250 (235 M & 15F)

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[9] Source: SES, p. 64. Note that this figure is based on a sample size of 13,960 across 25 informal settlements in Jalalabad.

[10] A post-training evaluation was conducted for all trained individuals during this quarter. Out of 32 trained individual; 22 are using training knowledge into their routine jobs.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
2.1.3	# of urban development guidelines approved	C	0	1 by 2012 and 1 by 2013	0	N/A	0
Sub-IR 2.2: Urban Formalization and Upgrading Procedures for Informal Settlements Established and Implemented							
Major Results and Outcomes							
2.2.1	# of community upgrade development plans approved	C	0	2[11] by 2012 3[12] by 2013	2[13]	N/A	2
2.2.2	# of informal settlements upgraded	A	0	2 by 2013	N/A	N/A	N/A
2.2.3	Urban Steering Committee re-established and functioning	Y/N	Urban Steering Committee did not exist nor functional	Y by 2011, 2012 and 2013	Y[14]	Y	Y

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[11] Two Community Action Plans (CAPs) will be developed for the informal settlements of Araban and Campoona. This scenario is contingent upon the issuance of a land clearance (*Tasfia*) for the informal settlement of Campoona, rising over government-owned land. Even in the worst case scenario, though, two CAPs are likely to be submitted by the end of December 2012, as two separate action plans must be developed for Araban: one for Araban West, the other for Araban East.

[12] If MAIL/ Arazi eventually issues a land clearance certification (*Tasfia*) for Campoona, the most likely number of CAPs approved by MUDA and Municipality of Jalalabad by end 2013 would be 3. If MAIL/ /Arazi does not issue a *Tasfia* for Campoona, an alternative informal settlement must be identified by the end of 2012. If this cannot happen, it is unlikely that a CAP for an additional area can be developed before the end of operational activities for the project.

[13] Two Upgrading plans for Araban West and East have been developed, while for Campoona informal settlement; the possible upgrading plan (for areas, which are clear and don't need the MAIL/Arazi to go for a Land rights identification process) will shortly be developed and shared with local authorities for approval.

[14] Routine meetings are taking place and minutes recorded both for the Committee and the Technical Working Group (TWG); which is responsible to develop the urban upgrading policy. This shows the functionality of both the Committee and the TWG.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
2.2.4 (F) 4.7.4 -5	Number of households who have obtained documented property rights as a result of USG assistance	C	0	1800 by 2013 M = 1746 F = 54	N/A	N/A	N/A
Sub-IR 2.3: Private and Public Sector Management of Key Land Management Areas Enhanced							
Major Results and Outcomes							
2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	A	0	14 by 2011, 12 by 2012 and 14 by 2013	0	0	29(21 government and8private sector)
2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	C	0	6 by 2011 and 6 by 2012 and 8 by 2013	6	2	13
2.3.3	# of private sector/public sector employees trained in GIS and Land Records for formalization support activities	C	0	31 by 2011 and 40 by 2012 and 60 by 2013	30 M= 25 F= 5	15 (12M & 3F)	45 (37M & 8F)
2.3.4	# of private sector firms bidding on donor-funded requests for application	C	0	2 by 2012 and 3 by 2013	1	1	2

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO
2.3.5	# of people employed by private sector partners as a result of project activities	C	0	49 by 2011, 15% above baseline 2012 and 20% above baseline 2013	8	8	53
2.3.6	# of people trained in organizational development disaggregated by gender	C	0	32 (M=28; F=4) by 2011 and 330 by 2012 and 350 by 2013	0	0	388(356M& 32F)
2.3.7 (F) 4.7.4 -6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	A	0	180 (150M & 30F) by 2011 and 600 (560M & 40F) by 2012 and 700 (625M & 75F) by 2013	152 (141M & 11F)[15]	20(17M& 3F)	742 (696M&46F)

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[15]   Work facilities of AGCHO Nangarhar are under refurbishment and will benefit 18 more individuals towards the very start of 2013.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
	Sub-IR 2.4: Essential Urban Planning Legislation and Regulations Identified, Revised, and Adopted						
	Major Results and Outcomes						
2.4.1	Land Management Law (LML) improvements agreed and drafted by government (BizCLIR)	A	LML has multiple gaps (BizCLIR Report)	YES by 2011 and 6[16] by 2012	[17]Achieved	Achieved	Achieved
	IR 3:Legal and Procedural Environment for Afghan Land Issues, Especially for Women, Improved						
	Major Results and Outcomes						
3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the *makhzan*	A	40%[18]	10% above baseline by 2012 and 30% above baseline by 2013	[19]0%	N/A	0%

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[16] LARA is targeting six key changes in the LML: land clearance, land leasing, land grabbing, penal provisions, legal validity of documents, and LML definitions.

[17] LML with 6 key changes agreed with MAIL by LARA and submitted to MOJ on Dec 18, 2012 for approval process.

[18] This figure represents the baseline conducted in Jalalabad across 25 informal settlements in Jalalabad. Note this percentage comprises respondents who indicated that they were "Very Satisfied" with the *makhzan*. It is important to note that only 18% of the people surveyed were even aware of the *makhzan* services (SES, pp. 74-75). Additional baselines will be conducted at the beginning of the Option Period when the DRACS process is about to start in the other target provinces (up to 11). DRACS will be implemented in coordination with the Harakat Land Records Modernization Project (LRMP). ALCO, the contractor on that project, will be doing the digitization on the ground.

[19] LARA is coordinating the Makhzans' refurbishments and digitization work with a DFID project "HARAKAT". Their procurement process took longer and LARA couldn't install the digitization software "DRACS"; due to which the project team deem it appropriate to conduct the perception survey in mid-2013.

TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by municipality	A	22%[20]	10% above baseline by 2012 and 25% above baseline by 2013	[21]0%	N/A	0%
3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates[22]	TBD	0%	15% above baseline by 2013	N/A	N/A	N/A
Sub-IR 3.1: Land Registration and Record-Keeping Systems Streamlined							
Major Results and Outcomes							
3.1.1	Reduction in average time in days from submission of paperwork to issuance of registration/ certification documents related to private land and property rights[23]	A	250	15 working days by 2012	[24]0	N/A	0

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[20] The survey identified 4 categories as to the level of satisfaction expressed by the sample about municipal services: Very Satisfied: 6%; Almost Satisfied: 16%; Not Satisfied At All: 70%; No Answer: 8%. Combining those who responded" Very Satisfied" and "Almost Satisfied,"22% of residents surveyed between December 2011 and January 2012 expressed some degree of satisfaction.

[21] The Open title software has been installed, which will increase the efficiency of the Jalalabad Municipality. Besides, the upgrading works in the informal settlements, the Municipality refurbishment took longer due to the need of Tasfia process in the Campoona, which needs a Presidential decree to start the upgrading works and that's why the LARA management deem it appropriate to postpone the perception survey towards mid-2013.

[22] The baseline will be determined at the time at the beginning of the Option Period before data collection activities take place in Araban and Campoona.

[23] Measures are based on the USAID Biz-CLIR Property Assessment Report issued in September 2011 and the Registering Property Working Group (RPWG) Interim Report issued in April 2011.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
3.1.2	Reduction in number of land transaction steps from the LRMD implemented to streamline operations[25]	A	9	9 by 2012 and 6 by 2013	9	0	0
Sub-IR 3.2: Inheritance Laws Reviewed and Revised to Support Women's Access to Land							
Major Results and Outcomes							
3.2.1	# of proposed improvements in laws and regulations affecting property rights of the urban and rural poor enacted with USG assistance	A	The existing property rights related laws, and its procedures have gaps	1[26] by 2012 and 3[27] by 2013	The revised Land Management Law been sent to MoJ	Public consultation completed in 7 zones and improvements to the LML are being drafted	An initial analysis of the current state of land valuation in Afghanistan has been done so far

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[24] The DRACS software, which will be installed by LARA in Court Makhzans, took longer as this is being done in coordination with a DFID funded project "HARAKAT". Once installed; 500,000 land property deeds will be digitized, which will reduce the property registration time as targeted.

[25] Measures are based on the World Bank's Doing Business Registering Property Indicator.

[26] Proposed improvements in laws and regulations *ready for approval* by December 2012 include: Proposed Draft Law on Land Registration; Draft Regulations for Land Valuation; and Proposed Draft Law on Land Management. Proposed improvements in laws and regulations enacted by December 2012 include: Regulations for Land Valuation.

[27] Proposed improvements in laws and regulations *ready for approval* by December 2013 include: Supreme Court Procedures on Land Registration (presented through Harakat); Proposed Draft Law on AGCHO and Cadastre; and Regulation on the Operation of Central Department of Deeds and Documents Registration of the Supreme Court. Proposed improvements in laws and regulations *enacted* by December 2013 include: Law on Land Registration; Law on Land Management; and Regulation on the Operation of Central Department of Deeds and Documents Registration of the Supreme Court.

	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
	TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO						
**Sub-IR 3.3: Awareness of Afghan Property Rights and Formal Transactions Processes Improved**
**Major Results and Outcomes**
3.3.1	# of public information campaigns/messages promoting women's rights to land	A	0	1 by 2012 and 3 by 2013	1	1	5
3.3.2	# of public information campaigns targeting Afghan property rights and procedures	C	0	1 by 2012 and 3 by 2013	0	1	1
3.3.3	% of public in targeted areas aware of public information messages related to land management improvements	A	0	20% by 2012 and 50% by 2013	0^{28}	N/A	0
3.3.4	# student clubs established	C	0	1 by 2012 and 3 by 2013	0^{29}	0	0

M=MISSIONINDICATOR F=FOREIGN ASSISTANCE STANDARD INDICATOR;TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative

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[28] This will be reported next quarter. A local subcontractor ("Eureka Research") was subcontracted on Jan 09, 2013 to conduct an impact assessment of the PIA Campaign.

[29] This will be reported next quarter

M=MISSIONINDICATOR F=FOREIGN ASSISTANCE STANDARD INDICATOR;TARGETS ARE ANNUAL						
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
		# of Afghan Personnel Employed	N/A	45 (35M & 10F) by 2011 and 20 (15M & 5F) by 2012	4 (1M & 3F)	3M	76 (60M & 16F)
	AE 4	# of American Personnel Employed	N/A	6 (5M & 1F) by 2011	0	0	19 (13M & 6F)
	AE 5	# of Local Firms Under Subcontract	N/A	4 by 2011; 15 by 2012 and 25 by 2013	4	4	18
	AE 8	# of TCN Personnel Employed	N/A	7 (6M & 1F) by 2011	0	3M	21 (14M& 7F)
	AE 9	$ Value of Local Procurements (subcontracts, goods, services)	N/A	5,320,000 by 2011; 14,939,407 by 2012 and 11,508,592 by 2013	1,305,477	1,025,883	9,073,184
	AE10	$ Value of Non Local Procurements (subcontracts, goods, services)	N/A	1,680,000 by 2011; 4,717,708 by 2012 and 3,634,292 by 2013	$1,420,689	1,703,335	11,755,933

M=MISSIONINDICATOR F=FOREIGN ASSISTANCE STANDARD INDICATOR;TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE11	$ Value of Procurements (subcontracts, goods, services)	N/A	7,000,000 by 2011; 19,657,115 by 2012 and 15,142,884 by 2013	2,726,166	2,729,218	19,523,040
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48M & 1F) by 2011	1	0	56 (55M & 1F)
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	1 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2M) by 2011	0	0	12 Males
		$ Value of All Security Costs	N/A		$534,575	329,000	1,954,575 (rounded)[30]
		$ Value of Local Salaries	N/A		416,584	504,199	2,986,867
		$ Value of All Afghan Security Staff Salaries	N/A		145,724	145,644	963,368 (rounded)[31]

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[30] Includes security and logistics

[31] Includes security and logistics

ANNEX B: ACTIVITIES REPORT

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1	COMPONENT 1: STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENT		
2.1.1	**Activity 1: Upgrade Informal Settlements**		
Task 1.1.1	Assist Stakeholders to Develop Criteria for Informal Settlements Upgrading	95%	The *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* will be reviewed during the TWG meetings and annexed to the Urban Upgrading Policy
Task 1.1.2	Conduct a Workshop on Informal Settlements Upgrading and Formalization	100%	COMPLETED
Task 1.1.3	Select Informal Settlements	100%	COMPLETED
Task 1.1.4	Develop a Handbook to Guide Upgrading Work	30%	Completed first draft
Task 1.1.5	Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements	55%	Araban completed. Campoona in progress.
Task 1.1.6	Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities	55%	CAP for Araban drafted and under review. Campoona started.
Task 1.1.7	Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works	25%	Conducted by Community Mobilizers hired to ensure smooth implementation of surveys and physical works
Task 1.1.8	Design, Plan, and Implement Physical Upgrading Works	25%	RFP being finalized for issuance in February 2013
Task 1.1.9	Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments	0%	Will be drafted at completion of the works
2.1.2	**Activity 2: Urban Planning**		
Task 2.1.1	Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality	100%	COMPLETED
Task 2.1.2	Support Appropriate Coordinating Mechanisms among Institutional Stakeholders	60%	On-going
Task 2.1.3	Support the Physical Refurbishment of Selected	20%	Two refurbishment projects out of eight have been

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	Technical Offices		completed. The remaining contracts are underway.
Task 2.1.4	Create a Jalalabad Urban Profile	10%	Will be undertaken by STTA in the 2nd Quarter 2013
Task 2.1.5	Organize "Urban Planning Clinics" to Improve Land Use Planning Processes and Outputs	60%	On-going
Task 2.1.6	Undertake Institutional Capacity Building for Urban Planning Activities	65%	On-going
Task 2.1.7	Conduct Participatory Mapping in Secondary Cities	0%	On-hold
Task 2.1.8	Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans	30%	On-going
Task 2.1.9	Draft Joint Urban Planning Procedures	60%	Draft under review
Task 2.1.10	Draft Urban Development Guidelines	5%	Will be undertaken by STTA
2.1.3	**Activity 3: Deeds Registration**		
Task 3.1.1	Assess Supreme Courts and Provincial *Makhzan* Land Registration System and Recommend Streamlined Procedures		
Task 3.1.2	Expand Implementation of Revised Registration Procedures		
Task 3.1.3	Develop Methodology for Validating Title in Municipalities including Customary Deeds		
Task 3.1.4	Train Supreme Court and Provincial Court Staff on DRACS		
Task 3.1.5	Develop Land Valuation Policy, Standards, and Procedures		
2.1.4	**Activity 4: Formalization of Land/Occupancy Rights Supported by Cadastral Mapping**		
Task 4.1.1	Finalize Land Rights Regularization Model Manual		
Task 4.1.2	Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements		
Task 4.1.3	Undertake Mapping of Selected Informal Settlements		
Task 4.1.4	Support Implementation of CDMS and Data Entry Resulting from the Mapping Process		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Task 4.1.5	Support Implementation of ALRMIS and Data Entry		
Task 4.1.6	Provide Institutional and Technical Assistance to AGCHO and Others		
Task 4.1.7	Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad		
2.1.5	**Activity 5: Community Participation**		
Task 5.1.1	Conduct a MAIL/MAIL/Arazi Training Needs Assessment for Land Dispute Mechanisms	50%	during the report period, for assessment of land dispute resolution mechanisms and analysing the management of dispute resolution procedures which is used by MAIL/Arazi, the SOW is developed for STTA, in addition to identify the needs of MAIL/ARAZI staff for training and provide recommendation for a training module, the STTA is hired and have started the assessment.
Task 5.1.2	Provide dispute resolution training supporting the *Tasfia* process and public information awareness	20%	In order supporting the Tasfia Process for Dispute resolution, the training will be conducted once the assessment of MAIL/Arazi is complete. For that the assessment, the STTA is haired and have been started their work.
Task 5.1.3	Provide Training on CBDR Guidelines and On-call Dispute Resolution Services	10%	So for CBDR Team developed an SOW for a subcontractor and submitted to Contract department for further process.
Task 5.1.4	Develop Communications Products	%0	
2.2	COMPONENT 2: LEGAL FRAMEWORK		
2.2.1	**Activity 6: Legal Framework**		
Task 6.1.1	Identify Amendments to the Laws Enabling Land Transactions and Efficient Land Registration	100%	The LML has been completed and submitted to the Ministry of Justice for review. The Law on Cadastre has been completed in draft, but needs work on technical specifications for land survey. This work will be completed next quarter through STTA.
Task 6.1.2	Focus on Land Law and Gender Rights	100%	The draft amendments to the LML provide complete gender neutrality regarding all land management issues, rights and procedures.
2.2.2	**Activity 7: Regulations**		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Task 7.1.1	Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation		
2.2.3	**Activity 10: Gender[22]**		
Task 10.1	Provide STTA Support to Direct USAID-funded Women's Inheritance and Property Rights Conferences in Afghanistan		
Task 10.2	Establish Student Clubs in Kabul and Jalalabad Schools and Universities	20%	The SOW for subcontractor has been developed and sent to Grant unit for further required work and advertising.
Task 10.3	Conduct Women's Advocacy Training and Support	5%	In implementation – planning stage
Task 10.4	Provide Additional Support for MAIL/Arazi on Gender Issues	40%	A STTA has been hired and she starts gender assessment with MAIL/Arazi Office .
2.3	COMPONENT 3: CAPACITY BUILDING		
2.3.1	**Activity 8: Institutional & Private Sector Strengthening**		
Task 8.1	Review of Technical and Non-Technical Processes		
Sub-task	Technical training GIS courses	100%	This activity was implemented in 3 iterations in Kabul – Jalalabad Kabul and is completed
Sub-task	Land use and environmental planning	0%	Activity pending with component 1. Capacity building team will provide its logistical support as requested
Sub-task	Land policy development including valuation	20%	Two STTAs worked on this and wrote reports
Sub-task	Land law courses	25%	The manual is under development
Sub-task	Land record management	10%	Pending Supreme court approval
Sub-task	Training course in proposal development and contract management refined	10%	This activity is underway
Sub-task	Ongoing training for LARA partners	0%	TBD
Task 8.2	Provide Assistance to USAID's On-Budget Support to MAIL/Arazi	0%	TBD by USAID
Sub-task	Embed LARA support staff in MAIL/Arazi	0%	TBD
Sub-task	Procurement training	0%	TBD
2.3.2	**ACTIVITY 9: IT SYSTEM NEEDS FOR COUNTERPARTS**		
Task 9.1	Install and Support Land Administration IT		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	Needs		
Sub task	Supreme Court and Provincial *Makhzan* Deeds Registry Archive Conversion System (DRACS)	25%	
Sub task	Undertake diagnostic	0%	
Sub task	Conduct *makhzan* customer needs assessment	100%	
Sub task	Deliver IT equipment	20%	
Sub task	Install DRACS	0%	
Sub task	Import Harakat LTERA legacy data	0%	
Sub task	Train *makhzan* staff on DRACS	0%	
Sub task	Procure and deliver IT equipment	0%	
Sub task	Install ALRMIS at MAIL/Arazi	0%	
Sub task	Configure ALRMIS workflow, audit trails, and Dari language support	50%	
Sub task	Integrate ALRMIS with CDMS	0%	
Sub task	ALRMIS test configuration made necessary adjustments	0%	
Sub task	Provide technical training to MAIL/Arazi staff	0%	
Sub task	Procure and deliver CDMS IT equipment	50%	
Sub task	Install CDMS at AGCHO Cadastral Survey Department	0%	
Sub task	Configure CDMS workflow, audit trails, and Dari language support	0%	
Sub task	Integrate CDMS with ALRMIS	0%	
Sub task	CDMS test configuration make necessary adjustments	0%	
Sub task	Provide technical training to CDMS staff	0%	

ANNEX C: NEXT QUARTER EVENTS PLANNER

<table>
<tr><td colspan="5">USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan Jan-Mar 2013
(For Component 1)</td></tr>
<tr><td>Month</td><td>Week1</td><td>Week2</td><td>Week3</td><td>Week4</td></tr>
<tr><td>January</td><td></td><td></td><td>(Planned) Ceremony marking the completion of refurbishment work of AGCHO Jalalabad</td><td>(Planned) Mission to Jalalabad with HE Deputy Minister Jalil and Mr.Popal for a meeting with Mayor/Deputy Mayor of Jalalabad to discuss regularization of settlements developed over government land.</td></tr>
<tr><td>February</td><td></td><td></td><td>(Planned – not confirmed) LARA to take part to National Conference on Urban Issues organized by MUDA</td><td></td></tr>
<tr><td>March</td><td>(Planned) Ceremonies marking the completion of refurbishment work in Jalalabad Municipality, AGCHO Training Institute and Kabul Polytechnic</td><td></td><td></td><td>Submission of *Draft National Policy on Urban Upgrading of Informal Settlements* to MUDA and GDMA</td></tr>
</table>

USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan Jan-Mar 2013
For CBDR

Month	Week1	Week 2	Week 3	Week 4
January	Drafting the quarter report	first working meeting with MAIL/Arazi	Guidelines dissemination meeting of TLO	Guideline Distribution Meeting in community
February	Reviewing of third Deliverables of The Liaison Office (TLO)		Discussing of SOW of subcontractor for Training	
March	Meeting with capacity building team to Discuss the recommendation and finding of MAIL/Arazi assessment		Providing materials and Developing a training module for Tasfia process.	

USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan Jan-Mar 2013
For Legal team

Month	Week1	Week2	Week3	Week4
January	Working on developing trainer's manual for (Trainers')+ completion of Land Clearance and Land Exchange Procedures	Completion of the first draft of the trainer's manual for (Trainers')+ completion of Land Transfer Procedure.	orking on Land Lease Procedure	Working on Grabbed Lands Procedure
February	Resuming the work on revision and improving the AGCHO and Cadastre Law	Working on revision and improving the AGCHO and Cadastre Law	Working on revision and improving the AGCHO and Cadastre Law	Working on revision and improving the AGCHO and Cadastre Law

USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan Jan-Mar 2013 For Legal team			
March	Working on revision and improving the AGCHO and Cadastre Law	Consolidation of all AGCHO and Cadastre Law	Designing, Planning and preparation for a Public Consultation Workshop on AGCHO and Cadastre Law in Kabul.	Designing, Planning and preparation for a Public Consultation Workshop on AGCHO and Cadastre Law in Kabul.

USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan Jan-Mar 2013 For Gender				
Month	Week1	Week2	Week3	Week4
January	Setting meetings for STTA Debora with MAIL/Arazi towards assessment	Finalization of the students clubs SOW and advertising process with Grant unit	Meeting with WLRTF members in Kabul and Jalalabad to organizes advocacy training to them	Finalization of PIA SOW and advertisement (even early week 2 or week 3 of January)
February	Working on STTA Debora's recommendation towards possible intervention/support MAIL/Arazi on Gender issue	Identification of subcontractor process	Organizing advocacy training for WLRTF members	Lunch of the students clubs
March	Follow up and continuation of the aforementioned task		Identification of Land Law and gender with cooperation of Legal Team for further improvement	

		USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan Jan-Mar 2013 For Capacity building		
Month	**Week1**	**Week2**	**Week3**	**Week4**
January	• Developing MAIL/Arazi LML Manual	• Developing MAIL/Arazi LML Manual • Developing C3 Training plan	• Material Development for Contracts Drafting Training • MAIL/Arazi Trainee Manual Development	• Contracts Drafting Training delivery • LML training materials translation
February	• Preparation for MAIL/Arazi LML Training • Participant screening	• Accounting training material development • Contractual Compliance training material development	• MAIL/Arazi LML Training Delivery • Conclusion of MAIL/Arazi LML training • Accounting training material development • Contractual Compliance training material development	• Accounting training material translation • Accounting training material approval • Accounting training participants screening • Contractual Compliance training material translation and approval • Logistician and administrative support to land use and environmental planning training
March	• Accounting training invitation and preparations • Contractual Compliance training screening • Procurement training material development	• Accounting training delivery • Accounting training conclusion • Contractual Compliance training invitation and preparation • Procurement training material development	• Contractual Compliance training delivery • Contractual Compliance training conclusion • Procurement training material translation and approval	• Procurement training material participants screening • Procurement training invitation and pre training preparations • Contractual Management training material development